

WARRANTY DEED

46-032 ✓

P.O. 41-86

Know all Men by these Presents,

003472

That I. LELAND G. POOLER, of Waterville, County of Kennebec and State
of Maine

in consideration of one dollar and other valuable considerations

paid by G-PAK, INC.

TRANSFER
TAX
PAID

whose mailing address is P.O. Box 633, Waterville, ME 04901

the receipt whereof I do hereby acknowledge, do hereby **give, grant, bargain, sell and**
convey unto the said G-PAK, INC.

its successors ~~and~~ and assigns forever,

Beginning at a point in the northerly line of the Waterville-Oakland Road, so-called, which point is one hundred seventy-five (175) feet westerly in said north line of said road from the southeast corner of the land of the herein grantor and the southwest corner of land of one Simpson; thence northerly at a right angle to the said north line of said Road one hundred fifty (150) feet; thence westerly in a line parallel to said north line of said Road ninety-two (92) feet; thence southerly at a right angle to said north line of said road one hundred fifty (150) feet to said north line of said road; thence easterly along said road to the point of beginning.

Being a part of the premises conveyed to Hubert Brooks by the Conservator's Deed of Freda E. Mullins, dated January 5, 1944 and recorded in the Kennebec County Registry of Deeds in Book 799 at Page 313.

Meaning and Intending to be the same premises conveyed by warranty deed of Lyman Broods, et al, to Leland G. Pooler, dated 11/11/51, recorded 11/20/51 in the Kennebec County Registry of Deeds, Book 914 at Page 265.

ALSO: another certain lot or parcel of land situated in Waterville aforesaid, and bounded and described as follows, to wit:

Commencing at a point which marks the southwest corner of land now owned by Leland G. Pooler, and located on the north side of the Oakland Road, so-called; thence running westerly along the north boundary of the Oakland Road, so-called, a distance of forty-six (46) feet to an iron pin located in the north boundary of the Oakland Road; thence running northerly from the last mentioned bound a distance of one hundred fifty (150) feet to an iron pin set in the ground; thence running easterly a distance of forty-six (46) feet to a point which marks the northwest corner of land now owned by Leland Pooler; thence running southerly and along the westerly boundary of land now owned by Leland Pooler a distance of one hundred fifty (150) feet to the point of beginning.

The land herein conveyed is a part of the same premises conveyed to the said HUBERT BROOKS by Conservator's Deed of Alfreda E. Clement, dated January 5, 1944 and recorded in the Kennebec County Registry of Deeds, Book 799 at Page 313.

Meaning and Intending to be the same premises conveyed by warranty deed of Hubert Brooks to Leland Pooler, dated June 18, 1953, recorded 6/6/60 in the Kennebec County Registry of Deeds, Book 1189, page 441.

Reference is hereby made to an Agreement Regarding Elimination of Restrictions between Hubert Brooks and Maggie Brooks and Roland Rossignol and Leland Pooler, et als dated August 5, 1985 and recorded in Kennebec Registry of Deeds, Book 2859, page 223.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **G-PAK, INC.**

its successors ~~here~~ and assigns, to it and ~~their~~ its use and behoof forever.

And I do **covenant** with the said Grantee, its successors ~~here~~ and assigns, that I lawfully seized in fee of the premises, that they are free of all encumbrances that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantee, its successors ~~here~~ and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Leland G. Pooler

and

Dorothy E. Pooler

x ~~husband/wife~~ of the said Leland G. Pooler

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand and seal this 16th day of the month of February, A.D. 1989.

Signed, Sealed and Delivered
in presence of

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.....

Leland G. Pooler
Leland G. Pooler
Dorothy E. Pooler
Dorothy E. Pooler

State of Maine, County of Kennebec ss. February 16, 1989.

Then personally appeared the above named Leland G. Pooler and Dorothy E. Pooler

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Anne Marie Bechard
Notary Public
Attorney-at-Law

Printed Name,

RECEIVED KENNEBEC SS.

1989 FEB 17 AM 9:00

ATTEST: *Harriet Bechard*
REGISTER OF DEEDS



ANNE MARIE BECHARD
Notary Public, State of Maine
My Commission Expires Nov. 17, 1993